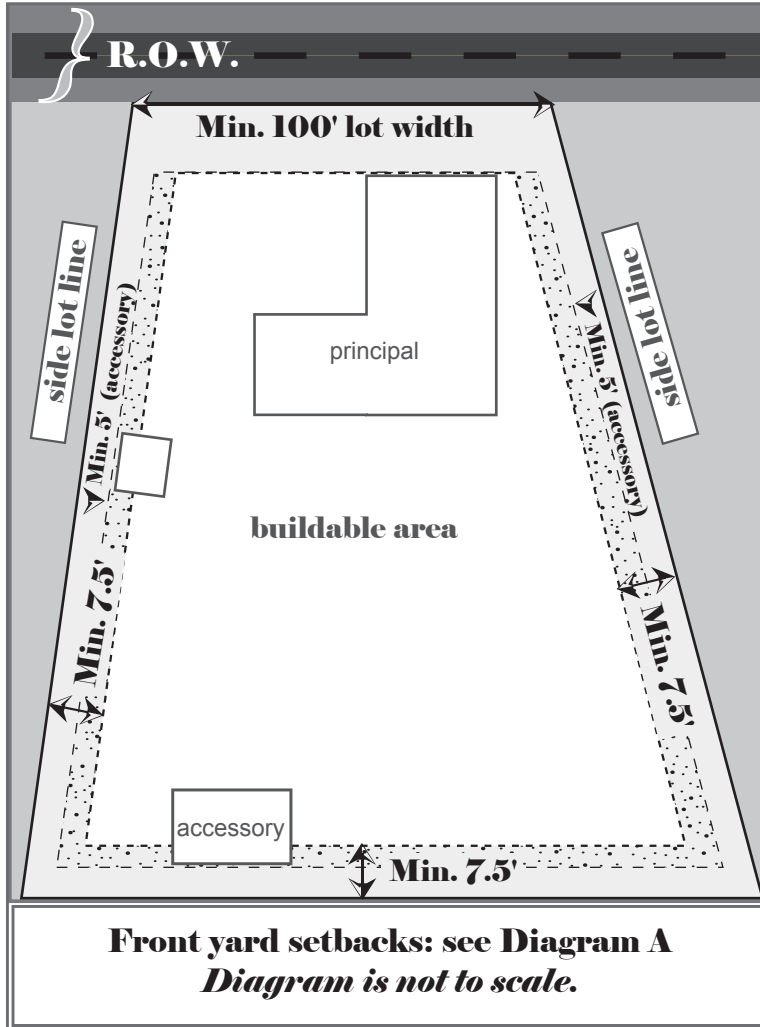




High Density Residential

High Density Residential (HD)

The purpose of the High Density Residential (HD) district is to provide areas for a variety of residential uses, including single-family residential development at fairly high densities and multiple occupancy developments. This district will be located in areas with an existing mixture of residential types, certain regions that are served by public sewer, and other locations where high-density residential developments are appropriate.



Principal Uses

- Single-family and two-family residences.
- Community living arrangements with a capacity for 8 or fewer and foster homes, subject to the limitations set forth in Wis. Stat. § 60.63.
- Community living arrangements with a capacity for 9 to 15 persons, subject to the limitations set forth in Wis. Stat. § 60.63.
- Essential services.
- Manufactured home parks.
- Multi-family dwellings.

Accessory Uses

- Home occupations.
- Private garages.
- Roadside stand, one, which must be placed outside the right-of-way.
- Small wind energy systems.
- Solar energy systems.
- Other accessory structures and uses that are incidental to the principal use, provided that the structure or use does not include any activity commonly conducted as a business.

Conditional Uses

- Community living arrangements with a capacity for serving 16 or more persons, subject to the limitations set forth in Wis. Stat. § 60.63.
- Community uses.
- Day care.
- Utilities.
- Vacation home rentals.

Yard Requirements

- Minimum lot size 21,780 sq. ft. (1/2 acre), exclusive of road right-of-way.
- Minimum 100 ft. lot width.
- 7.5 ft. property line setback for principal and conditional use structures.
- 5 ft. property line setback for accessory structures.
- 35 ft. maximum height, unless a different maximum height is permitted by sec. 8.25 or chs. 20, 24, or 25. However, all structures are subject to the Airport Approach Protection Ordinance.